

विकास योजना ठाणे

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम,

१९६६ चे कलाम २७(१ एए) अन्वयेची ठाणे

विकास नियंत्रण नियमावलीतील

फेरवडल्याबाबत

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क.टी.पो.म १२०४/ताणे/प.क. X/१/०६/नांवि-१२.

मंत्रालय, मुंबई : ४०० ०३२, दिनांक - २५ मे, २००६.

शासन निर्णय :-

प्रसिध्द करावी.

सोबत जोडलेली अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(सुधाकर नांगुरे)

महाराष्ट्र शासनाचे उप सचिव

प्रति,

निष्ठाधीन आयुक्त, कोकण निष्ठाधीन कोकण भवन, नवी मुंबई.

आयुक्त, ठाणे महानगरपालिका, ठाणे

संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

जिल्हाधिकारी, ठाणे.

सहाय्यक संचालक, नगररचना, ठाणे शाखा, जिल्हाधिकारी कार्यालय, कोटे नाका, ठाणे

सहाय्यक संचालक, माहिती व जनसंपर्क संचालनालय, नवीन प्रशासकीय भवन, मंत्रालयासमोर,

मुंबई

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई

महाराष्ट्र शासनाच्या असाधारण राजपत्रात अधिसूचना प्रसिध्द करून त्याच्या १५ प्रती या विभागास व प्रत्येकी २५ प्रती तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे आणि आयुक्त, ठाणे महानगरपालिका, जिल्हा ठाणे यांना पाठवाव्यात.

कक्ष अधिकारी (नवि-२२), नगर विकास विभाग, मंत्रालय, मुंबई.

यांना विनंती करण्यात येते की, सदरची अधिसूचना विभागाच्या वेब साईटवर प्रसिध्द करावी.

निवडनस्ती (नवि-२२)

**Maharashtra Regional and
Town Planning Act, 1966.**

**Notification under section
37(2) of ..
Regarding Regulations for
Development of Special
Townships in area under Thane
Municipal Corporation.**

**GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated 25th May, 2006.**

NOTIFICATION

No. TPS 1204/Thane D.P.DCR/UD-12:

Whereas Development Control Regulations for Thane Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. TPS-1225/CR-222/94/UD-12 dated 28/4/1995 to come into force with effect from 1/6/1995;

And whereas, the said Regulations do not contain the provisions for Special Township;

And whereas, Public Housing has been one of the major concerns of policy planning. It has been realised that there is a need to incentivise investment by private sector in development of housing. With this in mind, Government of India announced its policy to permit 100% direct foreign investment for development of integrated towns. Government of Maharashtra in collaboration with Maharashtra Economic Development Council had organised an International Infrastructure Summit in 2002. A concept paper was presented by the Urban Development, which was widely appreciated. Consultations with planners, architects and developers were held and the Government of Maharashtra finally approved the Special Township Scheme in the year 2004. The idea is to promote private investment in housing sector to facilitate housing at reasonable prices and also to create a hassle free atmosphere for investors. The new policy has to form a part of the existing DCR of Municipal Corporation/Councils and Development Control Regulations for regional plan areas.

And whereas, accordingly, Development Control Regulations (DCRs) exclusively for Special Townships, (hereinafter referred to as "the said Township Regulations") have been prepared and it is proposed to incorporate the said Regulations, in the Development Control Regulations of all the Municipal Corporations, New Town Development Authorities, Special Planning Authorities, Municipal Councils (hereinafter referred to as "the said Authorities") and also in the Development Control Regulations of all the Regional Plans of the State, by taking recourse to procedure laid down in Section 37 and 20 (as the case may be) of the said Act thereby modifying the relevant Development Plan/Regional

Plan in as much as Regulations thereof are concerned (hereinafter referred to as "the said modification").

And whereas, under the powers conferred by section 37(1AA) of the said Act, Government in Urban Development Department had published a notice No. TPB-1204/ThaneDCR/UD-12 dated 21/8/2004 (hereinafter referred to as "the said notice") which appeared in Maharashtra Government Gazette Part-I, Konkan Division Supplementary dated 24th August, 2004 at pages 41 to 45 in respect of Development Plan of Thane Municipal Corporation to invite suggestions/objections from the general public on the said modification and appointed the Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai as an Officer to hear the suggestions/objections which may be received and submit his report on the same to Government.

And whereas, thereafter the said Act has been amended to include the provision for Special Township Project vide Maharashtra Act No.XXII of 2005 which appeared in Maharashtra Government Gazette (Extra Ordinary) dated 19/5/05;

And whereas, since the said notice published by the Govt. is prior to the amendment to the said Act, Government hereby withdraws the same and published afresh notice No. TPS 1204/Thane D.P. DCR/UD-12 dated 19th July, 2005 (hereinafter referred to as "the said Notice") which appeared in Maharashtra Government Gazette Part-I, Konkan Division on 22nd July, 2005 at pages 35 to 42 in respect of Thane Development Plan to invite suggestions/objections from the general public;

And whereas, Government appointed the Deputy Director of Town Planning, Konkan Division, Navi Mumbai, as an officer under section 162 of the said Act, (hereinafter referred to as "the said Officer") for submitting his report to the Government after scrutinizing the suggestions and objections and say of the said Corporation and after granting hearing to the concerned persons, including the said Corporation;

And whereas, after completing the procedure as laid down under section 37(1AA) of the said Act and after granting hearing to the representative of said Corporation, the said officer has submitted his report to Government on 31/12/2005;


And whereas, after consulting the Director of Town Planning, Maharashtra State Pune and after making necessary enquiries the Govt. is of the opinion that the said modification proposal is necessary and should be sanctioned with some changes;

Now therefore, in exercise of the powers conferred by sub-section (2) of section 37 of the said Act, the Government hereby finally sanctions the said modification proposal with some changes and for that purpose amends the Urban Development Department Notification No. TPS 1255/CR-222/94/UD-12 dated 28th April, 1995;

Note:-

- A) A copy of the sanctioned Regulations for Development of Special Township in area under Thane Development Plan i.e. Schedule-A is kept open for inspection by the general public in the offices of the following officers for the period of one month:
- 1) Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
 - 2) The Municipal Commissioner, Thane Municipal Corporation, Thane.
 - 3) The Collector, Thane.
 - 4) Assistant Director of Town Planning, Thane Branch, Collector Offices, Thane.
- B) This notification is also available on Govt. web site www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,



(Sudhakar Nangnure)
Deputy Secretary to Government.

SCHEDULE 'A'

REGULATIONS FOR DEVELOPMENT OF SPECIAL TOWNSHIPS IN AREA UNDER THANE MUNICIPAL CORPOATION

A. GENERAL REQUIREMENTS:

1. APPLICABILITY: These Regulations would be applicable to the area under sanctioned Thane Development Plan excluding the area under Maharashtra Industrial Development Corporation and Special Planning Authority, if any.

1.1. AREA REQUIREMENT: Any suitable area free from all encumbrances having sufficiently wide means of access (not less than 18 mt wide) can be identified for the purpose of development as "Special Township". The area under the Special Township shall not be less than 40Ha (100 acres) at one place, contiguous, unbroken and uninterrupted which shall not include the area under forest, water bodies like river, creek canal, reservoir, lands falling within the belt of 100 mt from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, land falling within the belt of 200 mt. from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, gaathan areas or congested areas, truck terminus specially earmarked on Development Plan, wildlife corridors and biosphere reserves, Eco-sensitive Zone/area, quarry zone and recreational tourism development zone catchment areas of water bodies, Defence areas, Cantoment areas, notified area of SEZ, designated Port/Harbour areas and Recreational Tourism Zone.

1.2. MANNER OF DECLARATION: Any area identified above and if found suitable can be Notified by Government in Urban Development Department by following procedure under section 37 of the Maharashtra Regional and Town Planning Act 1966 and also in such other manner as may be determined by it for the purpose of development as "Special Township Project".

However, in cases where the proposal of Special Townships is submitted by the land owners by themselves or by the Developer who holds rights to develop the whole land under the Special Township, the procedure under section 37 of the said Act shall not be necessary.

1.3. INFRASTRUCTURE FACILITIES: The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All on site infrastructure, i.e. roads, including D.P. roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any designated in the Development plan, in accordance with the prevailing regulations.

(a) **Water supply:** The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water

requirement of minimum 140 litres per capita per day exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.

- (b) **Drainage and Garbage disposal:** The developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board.

- (c) **Power:** The developer shall ensure continuous and good quality power supply to township area. The developer may draw the power from existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from an existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

1.4. ENVIRONMENT: The development contemplated in townships shall not cause damage to ecology. Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MOEF's notification dated 7th July 2004 and as amended from time to time. The Township shall provide at least 20% of the total area as park/garden/playground as mentioned in 4(f) below, with proper landscaping and open uses designated in the Township which shall be developed by owner/developer. This amenity shall be open to general public without any restriction or discrimination.

2. SPECIAL CONCESSIONS:

- (a) **N.A. Permission:** Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per Regulation No. 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non-agriculture assessment however will commence from the date of sanction of scheme as per Regulation No. 7(c).

- (b) **Stamp Duty:** The stamp duty rates applicable in Notified Special Township area shall be 50% of prevailing rates of the Mumbai Stamp Act.

- (c) **Development Charges:** A Special Township Project shall be exempted from payment of Development charges to the extent of 50%.

- (d) **Grant of Government Land:** Any Government land falling under township area shall be leased out to the developer at the prevailing market rate on usual terms and conditions, without any subsidy.
- (e) **Relaxation from Mumbai Tenancy and Agriculture Land Act:** The condition that only the agriculturist will be eligible to buy the agriculture land shall not be applicable in Special Township area.
- (f) **Ceiling of agriculture land:** There shall be no ceiling limit for holding agriculture land to be purchased by the owner/developer for such project.
- (g) **Exemption from Urban Land (Ceiling and Regulation) Act, 1976:** Special Township Projects will be exempted from the purview of Urban Land (Ceiling and Regulation) Act, 1976.
- (h) **Scrutiny fee:** A Special Township Project shall be partially exempted from payment of scrutiny fee being levied by the Thane Municipal Corporation for processing the development proposal on certain terms and conditions as may be decided by the Thane Municipal Corporation.
- (i) **Floating FSI:** There will be floating FSI in the township. Unused FSI of one plot can be used anywhere in the whole township
- (j) **Special benefits/concessions in respect of Star Category Hotels, Hospitals and Multiplexes / Property Tax** shall be provided.

3. **PLANNING CONSIDERATIONS :**

The Township project has to be an integrated township project. The project should necessarily provide land for following users:-

- (a) Residential
- (b) Commercial
- (c) Educational
- (d) Amenity Spaces.
- (e) Health Facilities
- (f) Parks, Gardens & Play grounds.
- (g) Public Utilities

4. **GENERAL NORMS FOR DIFFERENT LAND USES :**

The overall planning of the special townships shall be such that the project shall meets with the specifications spelt out in the prevailing planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular.

- (a) **Residential :** The residential area should be well defined in clusters or neighborhoods or in plotted development with proper road grid. Out of the total built-up-area proposed to be utilised which is permissible as proportionate to zoning of area under such township at least 60% of the area shall be used for purely residential development and further out of the total built-up-area proposed

to be utilised for residential development, 10% of the same shall be built for residential tenements having built up area upto 40 sq. mt.

(b) Commercial: The commercial area shall be properly distributed in hierarchical manner such as convenient shopping, community centre etc.

(c) Educational: Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have adequate area allocation for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.

(d) Amenity Spaces : The area allocation for amenity space providing amenities like market, essential shopping area, recreation centers, town hall, library etc. should not be less than 5% of gross area of township and should be evenly placed.

(e) Health Facilities : Adequate area allocation for health facilities for primary health shall be provided. Minimum area required for health facilities shall be as per prevailing planning standards.

(f) Parks, Gardens and Play grounds: The township shall also provide at least 20% of the gross area of township as parks/ gardens/play grounds without changing the topography. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 20% area should be developed by the developer for such purposes and kept open to general public without any restriction of discrimination.

(g) Public Utilities : Appropriate area allocation should be provided for (a) power receiving station/ sub station, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, (e) public parking, (f) cemetery/cremation ground, (g) bus station, fire brigade station, and other public utilities as per requirements.

(h) Transport and Communication : The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below.

Classified Road - as prescribed

Main road/ Ring road - Minimum 18 to 24 meter wide.

Internal road - as per prevailing bye laws applicable to Development Plan subject to minimum road width 9 mt.

(i) Service Industries : In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominant land use shall be residential use

Notes :-

- I) All the amenities referred to above shall be inclusive of designated amenities and Amenity space required as per regulations of Development Plan.
- II) Location of Development Plan reservation can be shifted anywhere in the Township Area with the approval of the Municipal Commissioner.
- III) Development Plan reservations in the Township area, shall not be handed over to the Planning Authority but the same shall be developed by the developer for the designated amenity.
- IV) Development Plan roads in the township area shall be developed and maintained by developer, and the same shall be always open for general public without any restrictions there upon.
- V) Minimum parking shall be provided as per DCR of Thane Municipal Corporation provided that for hotel, restaurant, college, school, educational institute, educational classes, hospitals, polyclinics and diagnostic centres, offices, mangal Karyalaya, town hall, clubs, etc. onsite parking shall be provided. For buildings having mixed users, in addition to the regular parking area as mentioned above a space of 3.0 mt. wide strip within the plot area along the road on front/side shall be provided for visitor's parking.

5. DEVELOPMENT CONTROL REGULATIONS :-

Prevailing Development Control Regulations of sanctioned Development Plan as well as provisions of MOEF CRZ notification dated 19/2/1991 amended from time to time shall be applicable mutadis mutandis except those expressly provided in these Special Regulations.

5.1 Special Township in Residential, Residential with Agricultural/Green Zone/ No Development Zone.

- (i) The total builtup area/FSI of entire gross area of the Special Township declared as per Regulation No. 1.1 excluding the area under Agriculture/Green Zone/No Development Zone, if any, included in the project shall be 1.00. The FSI for Agriculture/Green Zone/No Development Zone (excluding the area under G3 zone) if any included in Special Township Zone shall be 0.2 only in proportion to such area of the zone. There will be no limit of total built up area / FSI for the development of individual plots. Height of building shall be as per prevailing Development Control Regulations for Thane Municipal Corporation. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Chief Fire Officer, Thane Municipal Corporation. Utilisation of DRC's originated from any other area i.e. outside Special Township area shall not be permissible in Special Township area.
- (ii) In case area Notified under Special Township falls in Residential Zone and partly in Agricultural/Green Zone/ No Development Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.

5.2. Special Townships in Agricultural/Green Zone/ No Development Zone.

- (i) Development of Special Township Project in Agricultural/Green Zone/ No Development Zone and Urbanizable Zone, contained in the Development plan shall be permissible subject to conditions that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up area/ FSI of 0.20 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50 % of land which is required to be kept open, the same shall be free of encumbrances and no development except town level open amenities shall be permissible therein.
- (ii) All provision of Regulations except 4(f) shall apply to the development of Township in Agricultural/Green Zone/ No Development Zone.

5.3 General Regulations:

(i) In the event the special township project contains sites reserved for public purposes (buildable reservations) in Development Plan, for which the Appropriate Authority is any department of State Govt./ Central Govt. or any Government undertaking, the developer shall construct the amenity as per requirement of the concerned department and handover the constructed amenity free of cost to that Department. Upon such handing over the constructed amenity the developer would be entitled to utilise additional floor space over and above the FSI permissible (equivalent to the builtup area of the constructed amenity) anywhere within the special township project.

(ii) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Thane Municipal Corporationn about the construction of building as below:

'I have confirmed that the proposed construction in the scheme is as per norms as specified by Indian Standards Institute, for the resistance of earth quake fire safety & natural calamities'.

(iii) Upper and lower ground floor type construction shall not be allowed.

(iv) In special Township schemes under Residential zone and Agricultural/Green Zone/ No Development Zone trees at the rate of minimum 150 trees per ha. and 400 trees per ha. respectively shall be planted and maintained by the developer.

(v) Once the proposal for special Township is submitted to the Government under Regulation No. 7(A) no change of zone proposal in such Township area shall be considered by Government.

6. SALE PERMISSION : It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/ flat shall be allowed unless the basic infrastructure as per Regulation no. 1.3 is provided by the developer to the satisfaction of the Commissioner, Thane

Municipal Corporation. In case the development is proposed in Phases and sale permission is expected after completion of Phase wise basic infrastructure, such permission may be granted by the Thane Municipal Corporation. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided & completed phase wise. The plots earmarked for amenities, facilities, and utilities shall be also simultaneously developed phase wise along with residential/ allied development.

7. PROCEDURE

- a) **Locational Clearance** : The proposal for development of Special Township, alongwith details of ownership of land or Development rights of lands in the proposed scheme, site plan, part plan of sanction development plan, shall be submitted to Government in Urban Development Department alongwith a copy to Director of Town Planning Maharashtra State, Pune Environment Department of Maharashtra State, for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government u/s 45 of MR&TP Act, 1966 in consultation with the Director of Town Planning and Environment Department and other respective departments of the state Government within a period of 90 days from the date of receipt of the proposal & after completion of all prescribed procedure specified in Regulation No.1.2 above and compliance of any such document as may be required by Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance/approval will stand lapsed unless it is renewed by Govt. for sufficient reasons. Application for renewal has to be made to Govt. before expiry of one year. These special Regulations shall not be applicable to the area on which clearance/approval has lapsed.
- b) **Letter of intent** : Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to Commissioner, Thane Municipal Corporation, Thane alongwith the environmental clearance as mentioned in Regulation No.1.4 for issue of letter of intent. The proposal shall contain ownership rights/development rights, document in respect of at least 50 % of area under scheme and other particulars as decided and directed by Commissioner, Thane Municipal Corporation, Thane, details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the final proposal, complete in all respect. The letter of intent shall be valid for six months unless renewed.
- c) **(i) Final Approval** : The Developer shall submit the layout plan of the entire township area, sector-wise detailed building plans and details of phasing, for final sanction to the Commissioner, Thane Municipal Corporation, Thane. The developer shall also submit an undertaking and execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15% of its development costs. The Commissioner, Thane Municipal Corporation, Thane shall conduct proper enquiry and ensure the correctness of title and ownership etc. Only after such verification, Commissioner, Thane Municipal Corporation, Thane, shall grant approval to layout plan and sector wise detailed building plan in consultation with Deputy Director of Town Planning, Konkarn Division, Navi Mumbai within the stipulated period on terms and conditions as may be determined by Commissioner, Thane Municipal Corporation, Thane.

The period required for Technical consultation with Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai shall not be computed.

Any one aggrieved by an order passed under prevailing Development Control Regulations may within forty days of the date of communication of the order prefer an appeal to the State Government.

(ii) Every application shall be accompanied by :

- (a) Ownership Document : 7/12 extract/ Property Card, ownership right Document in original with list of such documents.
- (b) Extent of area: Village maps showing the extent of area and authenticated measurement plan/ gat book of the land in original and list of such documents.
- (c) Authenticated copies of locational clearance and letter of intent.
- (d) Layout and building :
(Prepared & signed by experts in respective field and team headed by an Architect Town Planner)
 - i) Layout plan showing all details of area utilized under roads, open spaces, parks, garden, playground and other amenities.
 - ii) Detailed layout plan building plans of all development with area of all sector and individual plots and built up area/ FSI proposed on each sector and plot.
 - iii) Detailed Report comprising of expected population, requirement of amenities and proposed amenities with reference to prevailing planning standards approved by Government, sources of all basic amenities, details of implementation, maintenance, Taxation etc.
 - iv) Details of zoning and area under such zone.
 - v) Details of FSI/ Total built up area proposed to be utilized in scheme.
 - vi) Details of Eco friendly amenities provided

vii) Plan showing road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways with details.

viii) Details of solid waste management plan.

ix) Plan showing HFL of major lakes, river if any certified by Irrigation Department.

x) Plan showing details of distribution of total built-up-area/ space.

xi) Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system.

xii) Details of storm water drainage scheme.

xiii) Details of fire fighting mechanism, fire brigade station.

xiv) All other documents as determined and directed by Commissioner, Thane Municipal Corporation, Thane.

Note : The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner/ developer by the Government / Collector/ Commissioner.

- 8. Implementation & completion :**
- i) Development of Basic infrastructure & amenity shall be completed by the developer to the satisfaction of the Commissioner, Thane Municipal Corporation as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.
 - ii) No building in the scheme is permitted to be occupied in any manner unless occupancys certificate is issued by Commissioner, Thane Municipal Corporation.
 - iii) Final completion certificate for the scheme is to be issued by Commissioner, Thane Municipal Corporation in consultation with Maharashtra Pollution Control Board, Tree Authority as far as tree plantation is concerned and Chief

Fire Officer of Thane Municipal Corporation.

iv) Application for occupation certificate or final completion certificate shall be submitted alongwith a declaration and undertaking by the developer and his structural consultant, Architect / Town Planner as follows:

- i) We confirm that all buildings constructed in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earthquake, fire safety and natural calamities.
- ii) Work is done as per sanctioned plan.
- iii) Builtup area and FSI consumed in scheme is as per sanctioned plan of the scheme.
- iv) If it is found that extra built up area/FSI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Commissioner, Thane Municipal Corporation, Thane within one month.

9. Interpretation: If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of these Regulation shall be final and binding on all concerned.



(Sudhakar Nangnure)
Deputy Secretary to Government.